

PB# 79-24

Lands of Vascello

57-1-39.1

Lords of ~~Vacella~~ Vacello 79-24
Schumann

Completed
see 82-19 ph.
filed with Town Clerk 11/12/82
ph

GENERAL RECEIPT

4135

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, N. Y. 12550

Oct. 11 1979

RECEIVED OF Theresa Schiavone \$ 25.00
Twenty-five and 00/100 DOLLARS

FOR Sub division

DISTRIBUTION:

FUND	CODE	AMOUNT
25.00		
ph.		

BY

Pauline G. Townsend
cm
Town Clerk

General Receipt

4745

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, N. Y. 12550

October 27 1981

Received of Joseph Schiavone \$ 25.00
Twenty-five and 00/100 DOLLARS

For Public Hearing held Sept 9 - Lands of Vascella

DISTRIBUTION

FUND	CODE	AMOUNT
25.00		
Cash		

By

Pauline G. Townsend
cm
Town Clerk

Title

filed

GENERAL RECEIPT

4135

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, N. Y. 12550

Oct. 11 19*79*

RECEIVED OF *Theresa Schiavone* \$ *25.00*
Twenty-five and 00/100 DOLLARS

FOR *Sub division*
DISTRIBUTION:

FUND	CODE	AMOUNT
<i>25.00</i>		
<i>Ck.</i>		

BY *Pauline G. Townsend*
Town Clerk

General Receipt

4745

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, N. Y. 12550

October 27 19 *81*

Received of *Joseph Schiavone* \$ *25.00*
Twenty-five and 00/100 DOLLARS

For *Public Hearing held Sept 9 - Lands of Vascella*

DISTRIBUTION

FUND	CODE	AMOUNT
<i>25.00</i>		
<i>Cash</i>		

By *Pauline G. Townsend*
Town Clerk
Title

Williamson Law Book Co., Rochester, N. Y. 14609

NUMBER

9/18 19*79* *103*

50-174
219

PAY TO THE ORDER OF *Town of New Windsor* \$ *25.00*
Twenty Five DOLLARS

VAILE GATE OFFICE

Highland National Bank
VAILE GATE, N. Y. 12584

THERESA SCHIAVONE
FILOMENA TRIBUZIO

MEMO

Planning Board

Filomena Tribuzio

010219001741 0012 1093 9107

Date 10/12/79

Application No. 79-24

APPLICATION FOR SUBDIVISION APPROVAL
Town of New Windsor, 555 Union Avenue, Orange County, N.Y.
Tel: 565-8808

Application is hereby made for subdivision of lands situated in the Town of New Windsor and described as follows:

1. Name of subdivision Lands of Vascella
2. Location Beaver Dam Lake, New Windsor
3. Acreage 25 4. Number of lots 11 5. Zone
6. Name & address of subdivider Gazzola, Schiarone, Tribuzio - RD 4 Box 386 Vascella Rd New Windsor
7. Name & address of record owner of land Gazzola, Schiarone Tribuzio RD 4 Box 386 New Windsor N.Y.
8. Present and intended uses Build on, 1 family Homes Owners to sell lots

The undersigned applies for subdivision approval of the above described lands under the rules and procedure of the "Land Subdivision Regulations of the Town of New Windsor" as duly authorized by the Town Board of New Windsor, New York. Upon approval of the Preliminary Layout of said subdivision the applicant agrees to install such utilities as are required and to complete the streets as finally approved by the Planning Board or in lieu of this to post a performance bond as set forth and provided in the "Land Subdivision Regulations". Copies of the Preliminary Layout are hereby attached.

Compliance with requirements shall be the sole responsibility of the applicant or his representative and it is suggested a copy of the Subdivision Regulations be obtained to avoid rejection of the plans. Seven (7) copies of the plans are required.

Fees are due and payable upon submission of the preliminary plans. All checks are to be made payable to the Town of New Windsor.

Signature of applicant Joseph T. Schiarone

PHONE
496-4636

Adopted 10/5/70



1763

OFFICE OF THE ASSESSOR

TOWN OF NEW WINDSOR

Sole Assessor

Paula King

555 Union Avenue

New Windsor, New York 12550

(914) 565-8808

July 9, 1981

Mr. Joseph Schiavone
R.D.4, Box 386
Vascello Road
New Windsor, N.Y.

Re: 57-1-39.142

Dear Mr. Schiavone:

According to my records, the attached list of property owners are within five hundred (500) feet of the above mentioned property.

The charge for this service is \$25.00. Please remit same to the Town Clerk, Town of New Windsor.

Very truly yours,

Paula Sarvis

PAULA SARVIS

ASSESSOR

Town of New Windsor



1763

OFFICE OF THE ASSESSOR

TOWN OF NEW WINDSOR

8/18/81

Sole Assessor

Paula King

555 Union Avenue

New Windsor, New York 12550

(914) 565-8808

Hernandez Craig & June ✓
296 Knox Village
New Windsor, N.Y. 12550

Racanelli Joseph ✓
R.D.1, Hillcrest Road
Salisbury Mills, N.Y. 12577

Sanderson Albert & Joan ✓
~~2 Marine View Plaza~~ *Robert Almody Jr*
Hoboken, N.J. 07030 *New Windsor*

Grove Robert & Lorraine ✓
Box 226
R.D.4, Stcamore Drive
New Windsor, N.Y. 12550

Paul Frank T & May ✓
Route 17 M
Harriman, N.Y. 10926

Taldone John & Lena ✓
935 Swinton Ave.
Bronx, N.Y. 10456

Ovsac John ✓
10 Hudson View Drive
Yonkers, N.Y. 10701

Milo Clifford T. ✓
224 Sycamore Dr. R.D.4
New Windsor, N.Y. 12550

Consolidated Rail Corp. ✓
Property Tax Dept.
P.O. Box 8499
Philadelphia, Pa. 19101

Natale Robert & Joanne ✓
Box 223B, Sycamore Drive
New Windsor, N.Y. 12550

Davis Timothy Joseph ✓
25 Valley Ave.
Walden, N.Y. 12586

Siebern A Douglas & Marilyn ✓
R.D.4, Sycamore Drive
New Windsor, N.Y. 12550

Palko Angelina & Andrew ✓
70 Lake Road
Salisbury Mills, N.Y. 12577

Mc Kinley Joseph J & Sandra A ✓
223 Sycamore Drive
New Windsor, N.Y. 12550

Goldstein Robert & ✓
Nemetz Jerold
70 Granada Circle
Mount Sinai, N.Y. 11766

Perry William E & Suzanne H ✓
R.D.4, Box 222, Sycamore Drive
New Windsor, N.Y. 12550

Silva Charles J ✓
44 Hillcrest Ave.
White Plains, N.Y. 10607

Bilsky James & Lee Ann ✓
R.D.4, 221B Sycamore Drive
New Windsor, N.Y. 12550

Rosas Raymond & Marta ✓
P.O. Box 1171
Newburgh, N.Y. 12550

Compasso Robert L. Sr. & Geraldine A ✓
R.D.4, Sycamore Drive
New Windsor, N.Y. 12550

To: Supervisor Petro
and
Town Board Members

From: Paul V. Cuomo, P. E.
Town Engineer
and
Fred Fayo
Highway Superintendent

Date: July 6, 1981

Subject: Road Dedication
Chestnut Avenue, Ext.

An inspection was made at Chestnut Avenue, Extension, as requested by Mr. J. Schiavone.

We found the road to be constructed in a manner that will allow it to be dedicated at this time.

We suggest a pass book in the amount of two thousand dollars (\$2,000.) for maintenance be made payable to the Town of New Windsor to be held for a period of one year, as any roadway may show blemishes.

Fred Fayo mfb

Fred Fayo
Highway Superintendent

Paul V. Cuomo

Paul V. Cuomo, P. E.
Town Engineer

PVC/FF/mfb

✓ cc: Mr. E. Spignardo, Chairman
Planning Board

10/15/80

R.D.4 Box 386 Vascello Rd.
New Windsor, N.Y.

Re: Dedication of Road;

Vascello Road as per meets & bound
map submitted.

Town Supervisor & Town Board members,
Owners of Vascello Road request the
Town Board consider the completed
Road for Dedication & acceptance.

Town Highway Superintendent has made
inspection & found road to be as per
required specifications.

Yours truly

J. T. Schiavone



1763

TOWN OF NEW WINDSOR HIGHWAY DEPARTMENT

875-81 Union Avenue
New Windsor, New York 12550
914 564-6660

FRED FAYO, JR.
SUPERINTENDENT OF HIGHWAYS

November 3, 1980

Mr. Joseph Schiabone
R D #4, Box 386
Vascello Road
New Windsor, N.Y. 12550

Dear Mr. Schiabone,

With reference to ~~CLIFFS~~ ~~NOT AVE EXT.~~ off of Vascello Road, which is newly constructed, I suggest that the contractor wait until spring to surface road because of settlement.

Yours truly,

Fred Fay, Jr.

Superintendent of Highways

FF/mf

NEW WINDSOR PLANNING BOARD MEETING

TOWN HALL

WEDNESDAY, MARCH 12, 1980 7:30 P.M.

BOARD MEMBERS PRESENT: CHAIRMAN ERNEST SPIGNARDO, LAWRENCE JONES,
JOSEPH CIMORELLI, PHILIP INFANTE, JAMES
McCABE, AND CARL SCHIEFER.

BOARD MEMBERS ABSENT: HENRY VAN LEEUWEN

OTHERS PRESENT: PHILIP CROTTY, ATTORNEY FOR PLANNING BOARD
PAUL V. CUOMO, TOWN ENGINEER
HOWARD COLLETT, BUILDING & ZONING INSPECTOR,
SHIRLEY HASSDENTEUFEL, SECRETARY

tapel97

Chairman Spignardo called the meeting to order and presided over same.

#1 on the Agenda

Vascella (Schiavone) Subdivision
Located at Beaver Dam
Represented by Mr. Schiavone

Chairman Spignardo asked Engineer Cumo to bring this up to date.

Mr. Cuomo: Mr. Schiavone wishes to build a road for his subdivision. The road is very important to him.

Chairman Spignardo stated that the road must be up to Town specifications.

Mr. Schiavone stated that it would be.

Mr. Jones: We had spoke of a bond.

Mr. Schiavone: We can't afford a bond.

Discussion continued.

Chairman Spignardo told Mr. Schiavone to build the road and then come in before the Planning Board.

Mr. Schiavone: After I will come in with a 3 lot subdivision.

Chairman Spignardo stated that the Board would entertain Mr. Schiavone after the road was finished.

Mr. Schiavone asked if he could have a preliminary approval so he could go to the bank to get money.

Mr. Infante: What is the tax status?

Mr. Cuomo: One (1) parcel.

Mr. Infante: Were contract sales recognized?

Mr. Cuomo: Ask Phil.

Mr. Infante: Assessment roles, were they chnaged?

Mr. Jones: The Town shouldn't deal with this until the road is in. The town isn't losing.

Mr. Cuomo: They are recorded lots.

Discussion.

Chairman Spignardo: We all know where we stand now. Without committing ourselves we can give a pre-preliminary approval so that he can go to the bank.

Mr. McCabe: What is this he says, about coming in with a 3 lot subdivision?

Chairman Spignardo: If you are going to leave this as is we will vote on a pre-preliminary.

Mr. Infante: The issue must be resolved one way or another. That is a subdivision.

Mr. Jones: You said 5 lots are taxed. Now he wants 3.

Discussion.

Mr. Cuomo: There is a policy in the Town where we put in sewers. The more people we can get in the less taxes. There is a tough burden for anyone to pay sewer tax.

Mr. Jones: Mr. Schiavone stated he could get a pass book loan the last tiem. Didn't you say that?

Mr. Schiavone: We don't have a lot of money. We are spending We have to build a road.

Motion by Mr. Infante seconded by Mr. Cimorelli that the Planning Board of the Town of New Windsor approve the subdivision of Lands of Vascella (Schiavone for pre-preliminary plat for eight (8) months. (beginning February 27, 1980.)

Roll call:

Jones: no	Schiefer:yes
Infante:yes	Cimorelli: no
McCabe:yes	Spignardo:yes

Motion carried, 4 ayes, 2 nays.

November 13, 1979.

Planning Board, Town of New Windsor,
Town Hall,
244 Union Avenue,
New Windsor, N Y 12550.

Re: Application for subdivision.

To Whom It May Concern:

In furtherance of our application for subdivision approval, we wish to advise you that a few lots were previously sold without seeking the Board's approval.

These lots were sold to bona fide purchasers who, in the opinion of the Town Attorney may be precluded from building on their property.

As these individuals all purchased the property in good faith, we ask that this Board's approval when granted, be applied nunc pro tunc with respect to the individuals who previously made purchases.

Any other result will operate as a great hardship with respect to these individuals and impose upon them an unnecessary burden. We believe such action by this Board would be in the best interest of all parties.

Very truly yours,

Joseph T. Schiarone
(representative for sellers)



TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK
(914) 565-8550

CERTIFIED - RETURN RECEIPT REQUESTED

October 25, 1979

Mr. and Mrs. Frank T. Paul
1763 Route 17M
Harriman, N. Y.

RE: DEED- GAZZOLA, SCHIAVONE & TRIBUZIO to PAUL

Dear Mr. and Mrs. Paul:

The Town of New Windsor has become aware that you have purchased certain lands within the town. The deed was dated July 2, 1979 and was recorded in the Orange County Clerk's Office in Liber 2137 at page 211 on July 18, 1979.

In my opinion the sale of the property to you was illegal on the part of the seller. The seller sold the lots in violation of Town of New Windsor Subdivision Regulations Section 4; as well as New York State Public Health Law, Section 1115.

Since the attempted subdivision is not legal, the Town of New Windsor will not be in a position to issue a building permit for your property nor provide any services along the right-of-way on which it is located.

I do not expect that any bank or other lending institution will issue a mortgage for construction of a home on the premises.

I suggest you contact an attorney to review this matter and seek a refund of the monies you paid the seller.

If you were represented by an attorney when you purchased the land, I would appreciate knowing his name.

*noted
primarily*

Very truly yours,

Philip A. Crotty, Jr.
PHILIP A. CROTTY, JR.

Attorney for the Town of New Windsor

PAC:pd

cc: Town Planning Board ✓
Tax Assessor King



TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK
(914) 565-8550

*received
10/29/79
JH.*

October 25, 1979

1763 CERTIFIED - RETURN RECEIPT REQUESTED

Mr. Kenneth Brewster
36 Chelsea Ridge Drive
Wappingers Falls, N. Y.

RE: DEED - GAZZOLA, SCHIAVONE & TRIBUZIO to BREWSTER

Dear Mr. Brewster:

The Town of New Windsor has become aware that you have purchased certain lands within the town. The deed was dated September 5, 1979 and was recorded in the Orange County Clerk's Office in Liber 2144 at page 107 on September 21, 1979.

In my opinion the sale of the property to you was illegal on the part of the seller. The seller sold the lots in violation of Town of New Windsor Subdivision Regulations Section 4; as well as New York State Public Health Law, Section 1115.

Since the attempted subdivision is not legal, the Town of New Windsor will not be in a position to issue a building permit for your property nor provide any services along the right-of-way on which it is located.

I do not expect that any bank or other lending institution will issue a mortgage for construction of a home on the premises.

I suggest you contact an attorney to review this matter and seek a refund of the monies you paid the seller.

If you were represented by an attorney when you purchased the land, I would appreciate knowing his name.

Very truly yours,
Philip A. Crotty, Jr.

PHILIP A. CROTTY, JR.

Attorney for the Town of New Windsor

PAC:pd
cc: Town Planning Board ✓
Tax Assessor King



TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK
(914) 565-8550

12/28/79
Sh. P. L.

CERTIFIED - RETURN RECEIPT REQUESTED

October 25, 1979

Mr. and Mrs. Craig Hernandez
298 Knox Village
1763 New Windsor, N.Y. 12550

RE: DEED - GAZZOLA, SCHIAVONE, TRIBUZIO to HERNANDEZ

Dear Mr. and Mrs. Hernandez:

The Town of New Windsor has become aware that you have purchased certain lands within the town. The deed was dated July 18, 1979 and was recorded in the Orange County Clerk's Office in Liber 2137 at page 975 on July 25, 1979.

In my opinion the sale of the property to you was illegal on the part of the seller. The seller sold the lots in violation of Town of New Windsor Subdivision Regulations Section 4; as well as New York State Public Health Law, Section 1115.

Since the attempted subdivision is not legal, the Town of New Windsor will not be in a position to issue a building permit for your property nor provide any services along the right-of-way on which it is located.

I do not expect that any bank or other lending institution will issue a mortgage for construction of a home on the premises.

I suggest you contact an attorney to review this matter and seek a refund of the monies you paid the seller.

If you were represented by an attorney when you purchased the land, I would appreciate knowing his name.

Very truly yours,

Philip A. Crotty, Jr.
PHILIP A. CROTTY, JR.

Attorney for the Town of New Windsor

PAC:pd

cc: Town Planning Board ✓
Tax Assessor King



TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK
(914) 565-8550

P.B.
received
10/29/79
8741

October 25, 1979

CERTIFIED - RETURN RECEIPT REQUESTED

1763 Mr. John Ovsag
50 Riverdale Avenue
Yonkers, N. Y.

RE: DEED - GAZZOLA, SCHIAVONE & TRIBUZIO to OVSAG

Dear Mr. Ovsag:

The Town of New Windsor has become aware that you have purchased certain lands within the town. The deed was dated August 24, 1979 and was recorded in the Orange County Clerk's Office in Liber 2142 at page 690 on September 7, 1979.

In my opinion the sale of the property to you was illegal on the part of the seller. The seller sold the lots in violation of Town of New Windsor Subdivision Regulations Section 4; as well as New York State Public Health Law, Section 1115.

Since the attempted subdivision is not legal, the Town of New Windsor will not be in a position to issue a building permit for your property nor provide any services along the right-of-way on which it is located.

I do not expect that any bank or other lending institution will issue a mortgage for construction of a home on the premises.

I suggest you contact an attorney to review this matter and seek a refund of the monies you paid the seller.

If you were represented by an attorney when you purchased the land, I would appreciate knowing his name.

Very truly yours,

Philip A. Crotty, Jr.
PHILIP A. CROTTY, JR.

Attorney for the Town of New Windsor

PAC:pd

cc: Town Planning Board ✓
Tax Assessor King ✓



TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK
(914) 565-8550

received
10/29/79
JN

CERTIFIED -RETURN RECEIPT REQUESTED

October 25, 1979

Mr. and Mrs. David Sanchez
41 Thompkins Terrace
1763 Beacon, N. Y.

RE: DEED - GAZZOLA, SCHIAVONE & TRIBUZIO to SANCHEZ

Dear Mr. and Mrs. Sanchez:

The Town of New Windsor has become aware that you have purchased certain lands within the town. The deed was dated August 8, 1979 and was recorded in the Orange County Clerk's Office in Liber 2140 at page 424 on August 17, 1979.

In my opinion the sale of the property to you was illegal on the part of the seller. The seller sold the lots in violation of Town of New Windsor Subdivision Regulations Section 4; as well as New York State Public Health Law, Section 1115.

Since the attempted subdivision is not legal, the Town of New Windsor will not be in a position to issue a building permit for your property nor provide any services along the right-of-way on which it is located.

I do not expect that any bank or other lending institution will issue a mortgage for construction of a home on the premises.

I suggest you contact an attorney to review this matter and seek a refund of the monies you paid the seller.

If you were represented by an attorney when you purchased the land, I would appreciate knowing his name.

Very truly yours,

Philip A. Crotty, Jr.
PHILIP A. CROTTY, JR.

Attorney for the Town of New Windsor

PAC:pd
cc: Town Planning Board ✓
Tax Assessor King



TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK
(914) 565-8550

*P.B.
received
10/25/79
841*

CERTIFIED - RETURN RECEIPT REQUESTED

October 25, 1979

Mr. and Mrs. Albert Sanderson
2-Marine View Plaza
1763 Hoboken, N. J.

RE: DEED- GAZZOLA, SCHIAVONE & TRIBUZIO to SANDERSON

Dear Mr. and Mrs. Sanderson:

The Town of New Windsor has become aware that you have purchased certain lands within the town. The deed was dated August 3, 1979 and was recorded in the Orange County Clerk's Office in Liber 2140 at page 427 on August 17, 1979.

In my opinion the sale of the property to you was illegal on the part of the seller. The seller sold the lots in violation of Town of New Windsor Subdivision Regulations Section 4; as well as New York State Public Health Law, Section 1115.

Since the attempted subdivision is not legal, the Town of New Windsor will not be in a position to issue a building permit for your property nor provide any services along the right-of-way on which it is located.

I do not expect that any bank or other lending institution will issue a mortgage for construction of a home on the premises.

I suggest you contact an attorney to review this matter and seek a refund of the monies you paid the seller.

If you were represented by an attorney when you purchased the land, I would appreciate knowing his name.

Very truly yours,

Philip A. Crotty, Jr.
PHILIP A. CROTTY, JR.

Attorney for the Town of New Windsor

PAC:pd

cc: Town Planning Board ✓
Tax Assessor King



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK
(914) 565-8550

October 5, 1979

Feinman & Greher
532 Blooming Grove Tpk.
New Windsor, N. Y. 12550

Attn: Warren Greher, Esq.

RE: SCHIAVONE, et al with TOWN OF NEW WINDSOR

Dear Mr. Greher:

I was awaiting you and your client at Town Hall on Tuesday afternoon, October 2, 1979 at 3 p.m.

When I returned to my office later that day I noticed that you had called to cancel the appointment.

It is imperative that the new appointment scheduled for October 10, 1979 at 2 p.m. As I indicated on the telephone to you last week, your client is subdividing without legal authorization from the Town of New Windsor Planning Board; and the purchasers have bought lots which are either worthless or worth substantially less than they imagined when the lots were purchased.

This is a very serious matter. It must be cleared up at once.

Very truly yours,

PHILIP A. CROTTY, JR.

Attorney for the Town of New Windsor

PAC:pd

cc: Ernest Spignardo, Chairman ✓
Town Planning Board

Date _____

Application No. 75-14

APPLICATION FOR SUBDIVISION APPROVAL

Town of New Windsor, 555 Union Avenue, Orange County, N.Y.

Tel: 565-8808

Application is hereby made for subdivision of lands situated in the Town of New Windsor and described as follows:

1. Name of subdivision Lands of Vascello
2. Location Beaver Dam Lake, New Windsor
3. Acreage _____ 4. Number of lots 20 5. Zone R4
6. Name & address of subdivider Estate of Vascello
7. Name & address of record owner of land Anthony Vascello
8. Present and intended uses CONSTRUCT ROAD IN EXISTING SUBDIVISION

The undersigned applies for subdivision approval of the above described lands under the rules and procedure of the "Land Subdivision Regulations of the Town of New Windsor" as duly authorized by the Town Board of New Windsor, New York. Upon approval of the Preliminary Layout of said subdivision the applicant agrees to install such utilities as are required and to complete the streets as finally approved by the Planning Board or in lieu of this to post a performance bond as set forth and provided in the "Land Subdivision Regulations". Copies of the Preliminary Layout are hereby attached.

Compliance with requirements shall be the sole responsibility of the applicant or his representative and it is suggested a copy of the Subdivision Regulations be obtained to avoid rejection of the plans. Seven (7) copies of the plans are required.

Fees are due and payable upon submission of the preliminary plans. All checks are to be made payable to the Town of New Windsor.

Signature of applicant Theresa Schiavone

never materialized

in to Town Clerk's office 9/22/76

Adopted 10/5/70

SH.

**PREVIOUS
DOCUMENT
IN POOR
ORIGINAL
CONDITION**

Memo FROM:

OFFICE OF THE TOWN ENGINEER

TOWN OF NEW WINDSOR
555 UNION AVENUE NEW WINDSOR, NEW YORK 12550
PHONE 565-8802

*received
8/12/77
JPH*

TO:

Mr. H. VanLeeuwen, Chairman
Planning Board

DATE: Aug. 12, 1977

SUBJECT: Performance Bond

—FOLD HERE—

I recommend that a performance bond be obtained from Mr. Schiavone for the Vascello subdivision roads.

This bond will be for the sum of \$40,000.00.

The specifications for roads are attached as per agreement between myself and J. Vesely, Supt. of Highways.



Paul V. Cuomo, P. E.
Town Engineer

PVC/mfb

by _____

ulations". Copies of the Preliminary Layout are hereby attached.

Compliance with requirements shall be the sole responsibility of the applicant or his representative and it is suggested a copy of the Subdivision Regulations be obtained to avoid rejection of the plans. Seven (7) copies of the plans are required.

Fees are due and payable upon submission of the preliminary plans. All checks are to be made payable to the Town of New Windsor.

Signature of applicant Theresa Schiavone

and 10/5/70

#2 on the Agenda

Fred Visconti (swimming pool)
Located on 9 W

No representation

#3 on the Agenda

Joseph Schiavone for the Vascello
Located at Beaver Dam
Represented by Mr. Joseph Schiavone

Chairman Loscalzo read the Town Engineer's report as follows:

Joseph Schiavone for Vascello Property -
Superintendent of Highways and myself recommend that the above subdivision be required to have a 24 foot road, double surface treatment (oil and chip), with two (2) foot asphalt paved drainage ditches. Present plans be waived. Final drawings to be approved by the Superintendent of Highways and Engineer. Signed Paul v. Cuomo.

Chairman Loscalzo: Are there any questions?

Motion by Mr. Jones seconded by Mr. Van Leeuwen that the Planning Board of the Town of New Windsor accept Town Engineer's report on road specifications for the Vascello Property located at Beaver Dam. Vote: All a Motion carried.

Engineering Fee - \$30.00 Fee paid December 1, 1975

#4 on the Agenda

First Charter Federal Savings & Loan
#74-45

Located on Route 32
Represented by Mr Russell Turley and
Mr. Wilkins.

Chairman Loscalzo: I will read the Engineers report 1975 with his comments:

I have reviewed the Savings and Loan Site Plans dated 11, 1975 and make the following recommendations:

All parking bumper curbs should be continuous cast concrete.

Parking lot drainage direction should be by arrow topo spot elevations.

Provisions to be made to allow parking lot drains to flow by bumper curb into adjacent stream in rear property.

I discussed these changes with Jack Wilkins on Nov. 1975 and they should be reflected on his latest prints.


Mr. Turley: I have some plans to show you at this time. I would like to work on some landscaping. We will

Engineering
Consultation

THERESA SCHIAVONE FILOMENA TRIBUZIO R.D. 4, LAKESIDE DRIVE NEWBURGH, N. Y. 12550		152
PAY TO THE ORDER OF <i>Town of New Windsor</i>		<i>Dec 1 1975</i>
<i>Thirty and no/100</i>		<i>30.00</i>
		DOLLARS
the CHESTER national bank VAILSGATE OFFICE VAILSGATE, N. Y.		
MEMO <i>site plan review Theresa Schiavone</i>		
⑆010213006931302012211100⑆		

TOWN HALL, 555 UNION AVENUE
NEW WINDSOR, NEW YORK 12550

(Town Engineer)



SERT A
200'

99
(2)

22
9A(C)

7A

5A(C)

73
4A

77
6.5 A
8.1A (C)

82.1
4.3A

82.21
3.2A

39.11
39.12
39.13
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39.141
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39.142
16.1A(C)

37
62.1A(C)

35.312

34
(2)

2
(1)

SEE

SECTION

63

1" = 100'

CORP.

DISTRICT SCHOOL DISTRICT

OF CORNWALL

CHESTNUT AVE.

BLOOMING GROVE

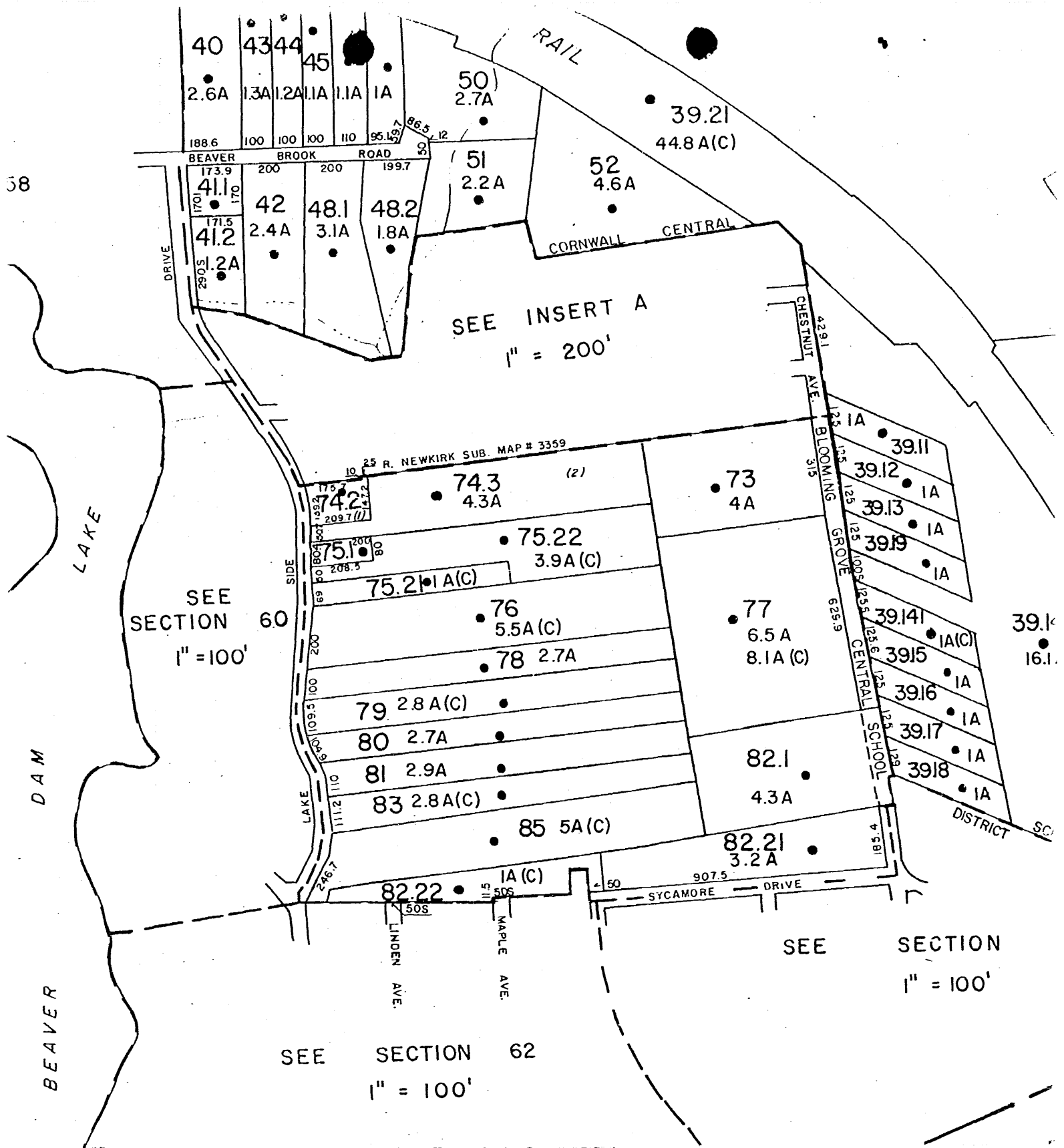
CENTRAL SCHOOL

SYCAMORE DRIVE

VANLEEWEN & FIEDEL HOLTZ SUB 3677

52057
5005

51.14(C)



2

• 1
44.8A(C)

INSERT A

N 029.000

133.375

527

LAKE

173.8

264.9

134.5

127.8

64

90

112.7

65

62

LAKE

LAKE

LAKE

LAKE

LAKE

LAKE

LAKE

LAKE

LAKE

LAKE

LAKE

LAKE

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT - THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY

THIS INDENTURE, made the 2nd day of July, nineteen hundred and Seventy-nine

BETWEEN RAYMOND GAZZOLA, residing at R. D. #4, Vascello Rd., New Windsor, County of Orange, New York, THERESA SCHIAVONE, residing at R.D. #4, Vascello Rd., Town of New Windsor, County of Orange, New York, and PHILOMENA TRIBUZIO, residing at R. D. #4, Vascello Rd., Town of New Windsor, County of Orange, New York,

party of the first part, and FRANK T. PAUL AND MAY PAUL, his wife, residing at Route 17M, Harriman, New York,

party of the second part,

WITNESSETH, that the party of the first part, in consideration of

Ten (\$10.00) ----- dollars,

lawful money of the United States, and other good and valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of New Windsor, County of Orange, State of New York more particularly described as:

BEING a portion of the lands recorded in Liber 2042 of Deeds at Page 445 in the Orange County Clerk's Office on July 19, 1976 and more particularly described as Lot #2, Subdivision Lands of Gazzola, Schiavone and Tribuzio, on an unfiled map prepared by William Youngblood Associates, February 5, 1979 bearing file #0-2452, and being a portion of the parcel appearing on tax map Section 57, Block 1, Lot 39.1 of the Town of New Windsor, together with the grant to use Beaver Dam Lake, more particularly set forth in Deed dated September 4, 1949 and recorded in the Orange County Clerk's Office on September 1, 1949 in Liber 1135 of Deeds at Page 77 with the added provision that grantee maintain all roads.

Grantee agrees to pay the sum of ten (\$10.00) dollars per year for the maintenance of Beaver Dam Lake Beach property.

LIBER 2137 PAGE 211

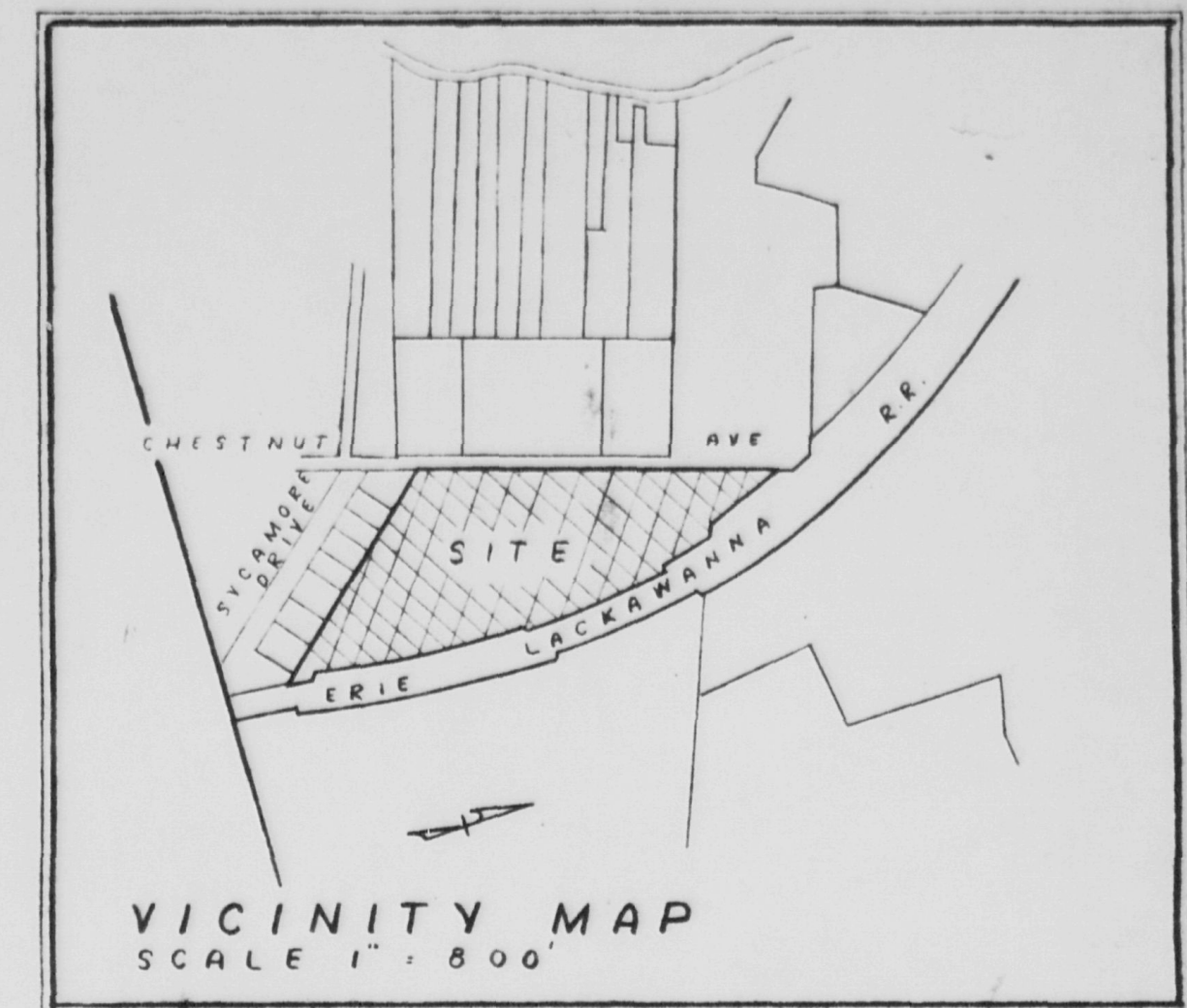
SUBDIVISION
BEAVER DAM LAKE
SECTION 1
FILED MAP # 1044
FILED MAY 5, 1931

N/F RACANELLI
L 1910 P 1159

N/F MESSINA
L 1873 - P 511

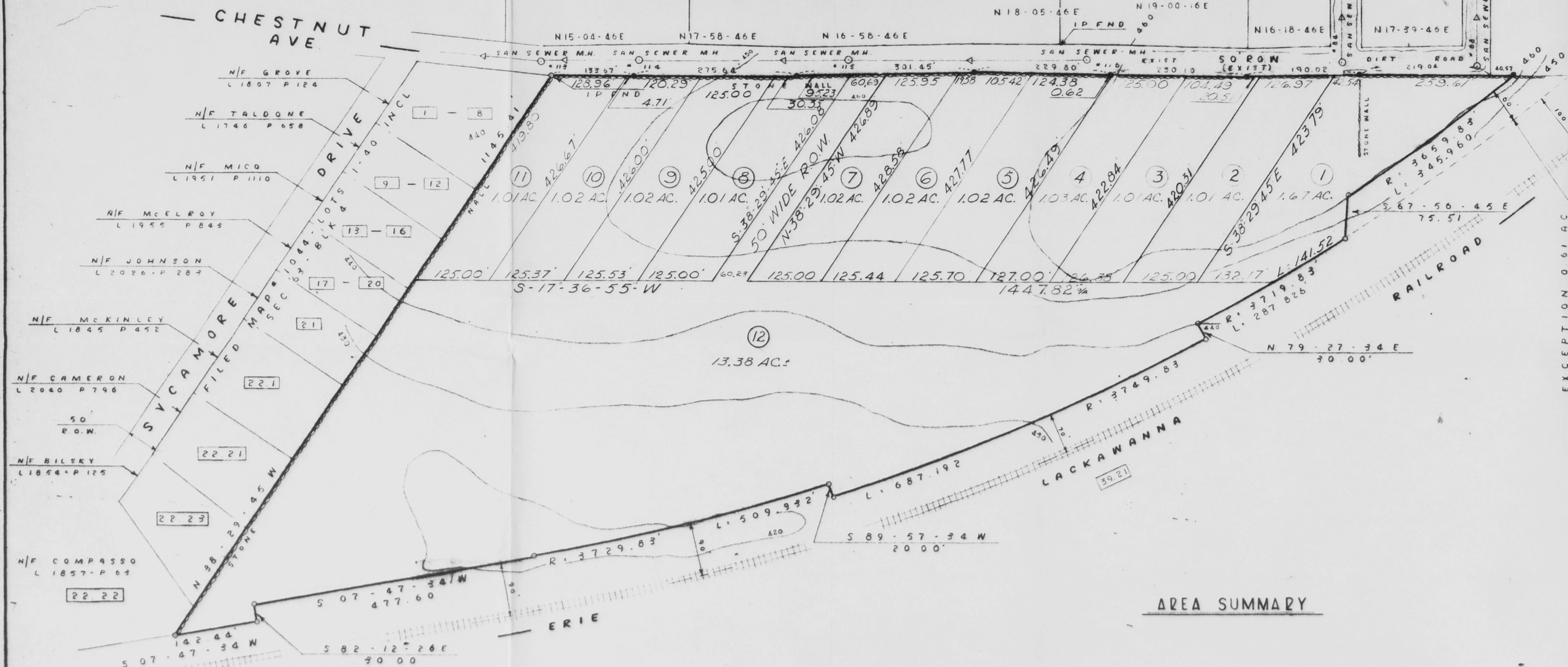
N/F SILVA
L 1907 P 453

SUBDIVISION
LANDS OF VASCELLO
FILED MAP # 1807
FILED JUNE 19, 1959



NOTES

- 1-PARCEL APPEARS ON TAX MAP AS SECTION 57 - BLK 1 - LOT 39.1 25.2 ACRES
- 2- RECORD OWNER - SUBDIVIDER
RAYMOND GAZZOLA
THERESA SCHIAVONE
PHILOMENA TRIBUZIO
RD # 4, BOX 380
VASCELLO ROAD
NEW WINDSOR, NEW YORK
- 3- DEED L 2042-P 445
- 4- BOUNDARY SURVEY BY YOUNG-BLOOD ASSOCIATES - FEB 5, 1979
- 5- TOPOGRAPHY TAKEN FROM CORNWALL QUADRANGLE - USGS DATUM.
- 6- AREA 1098544 S.F. 25.22:AC.
- 7- SEWER DISTRICT # 23
- 8- SANITARY SEWER AS SHOWN - EXIST.



AREA SUMMARY

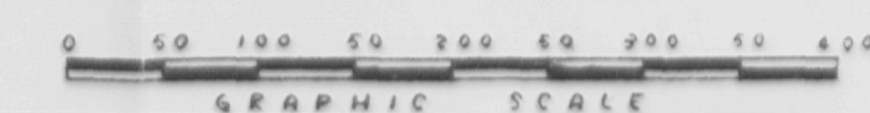
LEGEND

- TAX MAP LOT NOS
- IRON PIPES SET MARCH 1979

ZONE R4 MIN		
MIN	W/SEWER	W-OUT SEWER/WATER
AREA	15,000'	43,560'
WIDTH	100'	125'
DEPTH		
FR YD	35	45
SIDE YDS	15-20	20-40
REAR YD	40	50

PROPOSED SUBDIVISION - LANDS OF GAZZOLA-SCHIAVONE-TRIBUZIO

TOWN OF NEW WINDSOR
ORANGE COUNTY - NEW YORK



Preliminary Subdivision Approval GRANTED
BY TOWN OF NEW WINDSOR PLANNING BOARD
ON 9-2-81
BY *Carl E. Schiefer*
CARL E. SCHIEFER
SECRETARY

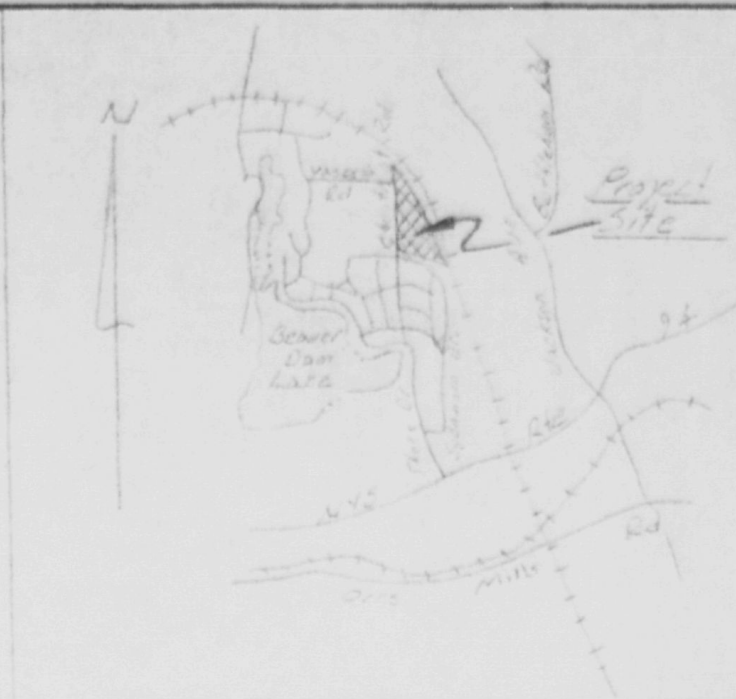
UNAUTHORIZED ALTERATION OR ADDITION TO
THIS PLAN IS A VIOLATION OF SECTION 2209
OF THE NEW YORK STATE EDUCATION LAW.
COPIES OF THIS MAP NOT HAVING THE SEAL OF
THE SURVEYOR OR ENGINEER SHALL NOT BE
VALID.

WILLIAM YOUNGBLOOD ASSOCIATES
WILLIAM YOUNGBLOOD, L.S. - P.E. # 40178

William Youngblood Associates
Engineers, Surveyors and Land Planners
244 Route 59, Monsey, N.Y. 10952
Route 208, Monroe, N.Y. 10950

FILE NO. 02452-7
DATE 2-5-79
SCALE 1" = 100'
DRAWN 1

Subdivision
Beaver Dam Lake
Section 1
Filed May 5 1931
Map No. 1044



Vandy Map
Scale: 1" = 2 miles

Tax Map Data:
Section 57
Block 1
Lot 39.1

Deed Reference:
Liber 2042, Page 445

- Notes:
1. Boundary survey by Youngblood Associates - Feb. 5 1977
 2. Topography by Patrick T. Kennedy, L.S. 14 October 1981 - U.S.G.S. Datum
 3. Sanitary Sewer Service - Sewer District #23, Town of New Windsor.

Zoning District - RA
Minimum Requirements

	with Sewers	without Sewers
Area:	15,000 S.F.	43,500 S.F.
Width:	100'	105'
Front Yard:	35'	45'
Side Yard:	15'	20'
Back Yard:	30'	40'
Rear Yard:	40'	50'

4. Well locations are general. Specific location to be determined during Building permit proceeding. Installation shall be in conformance with New York State Health Department and N.Y.S.D.E.C. guidelines.
5. House connection sewer laterals to be not less than 6" in diameter. Material shall be A.B.S. or equal. Material shall be ductile iron if within 5' of house. All bends shall use sweep elbows with elevations to grade.
6. In the event house stubs are not provided, connection to existing 8" sewer shall be performed with a saddle.
7. All installations of sewer laterals shall be in compliance with the Sewer District #23 Sewer Use Ordinance.

1. Unauthorised alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 2209, sub-section 2 of the N.Y. State Education Law.
2. Only copies from the original of this survey, marked with the original of the land surveyor's index seal or the professional seal shall be considered to be valid for deposit.
3. Certifications indicated herein signify that this survey was prepared in accordance with the existing Code of Practice for Land Surveys issued by the New York State Association of Professional Land Surveyors. Such certification shall not apply to the portion for which the survey is prepared, and in its absence the landowner, contractor, governmental agency and lending institution, land buyers, and in the absence of the lending institution, Certificate are not to be made to be additional institutions of subsequent owner.
4. Underground improvements or encroachments, if any, are not shown herein.

Patrick T. Kennedy, L.S.
Brewer Ave. • New Windsor • New York 12550

SCALE: 1" = 100' APPROVED BY: DRAWN BY:
DATE: Nov 20, 1981 REVISED: 12 Feb 1982
Subdivision of Lands of
Cazzola • Schiarone • Tribuzio
Town of New Windsor
Orange County • New York
DRAWING NUMBER: 81-61

Lot Areas:

Lot #	Area
1	1.67 acres
2	1.01
3	1.01
4	1.03
5	1.02
6	1.02
7	1.02
8	1.01
9	1.02
10	1.02
11	1.01
12	13.38

Total Area: 25.22 acres

Existing Road Section
Scale: None

Record Owners & Subdividers
Raymond Cazzola
Theresa Schiarone
Philomena Tribuzio
RD #4
Vascello Road
New Windsor, New York 12550

N.Y. Comp. Act
L. 1857, P. 24